96 APR -1 AM 11:05
REGISTER
DAVIDSON COUNTY, TN.

0165837
IDENTIF. & REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (cmw) Title No: 37503
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Wiley Eugene Sizemore Kathy Hoke Sizemore 139 Kenner Avenue Nashville, TN 37205	SAME

TAX MAP-PARCEL NUMBERS: 116-03-079 07DA 09710

4582 04/01 0101 00CHECK 708.30

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Donald Louis Wirth and spouse, Linda S. Wirth,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Wiley Eugene Sizemore and spouse, Kathy Hoke Sizemore,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being part of Lot No. 71 on the plan of Kenner Manor Land Co.'s Second Subdivision of the Kenner Tract of record in Book 421, page 100, Register's Office for said County.

SAID Lot No. 71 fronts 50.0 feet on the southwesterly margin of Kenner Avenue and extends back 200 feet between parallel lines to a dead line.

BEING the same property conveyed to Donald Louis Wirth and wife, Linda S. Wirth by deed from Leland Hoppe and wife, Joan Hoppe of record in Book 6196, page 86, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.

This is improved property, known as: 139 Kenner Avenue, Nashville, TN 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 29th day of March, 1996.

Donald L. Wirth
Donald Louis Wirth

Linda S. Wirth
Linda S. Wirth

State of Tennessee
County of Davidson

On this 29th day of March, 1996, before me the undersigned authority, personally appeared **Donald Louis Wirth** and **Linda S. Wirth**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
EXP. 7/27/98

Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 189000.00

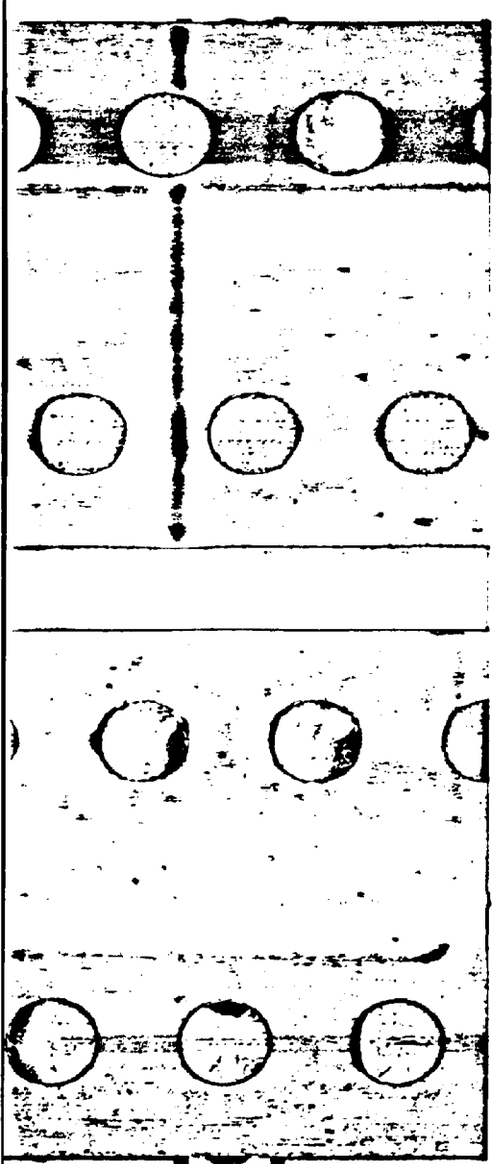
Affiant

Sworn and subscribed before me on the 29th day of March, 1996.

My Commission Expires: _____

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
EXP. 7/27/98

Notary Public



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9997 PG 383

CO CONVEYANCE	CC CERTIFIED COPY	MISC - MISCELLANEOUS
MO MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD WARRANTY DEED	UCC UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	
				189000.00
			CON TX	699.30
			PRFEE	1.00
			MDEED	8.00
			TOTAL	708.30
			CHECK	708.30
04/01/96		01	11:08	0001 4582

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0165837
IDENTIF. ↑ REFERENCE

96 APR -1 AM 11:05
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1022589